

339 **PETITION FOR ZONING VARIANCE 85-49-A** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description on plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 (238.2) to permit a rearward setback of 10 feet instead of the required 30 feet, and side yard setbacks of 7 ft. and 4.74 ft. in lieu of the required 30 ft. by amending Case No. 77-222-A.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Atlantic Wine & Spirits will not be able to meet its current customer demands without the additional warehouse space.

to legalize existing setbacks

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)

Signature _____
(Type or Print Name)

Address _____
City and State _____

Legal Owner(s): _____
(Type or Print Name)

Signature _____
(Type or Print Name)

Address _____
City and State _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
Thomas J. Hoff
Hoff, Rosenfeld & Woolfolk, Inc.
11-H Gwynns Mill Court 363-6830
Owings Mills, MD 21117

Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of August, 1984, at 11:00 o'clock A.M.

Paul J. ...
Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW/S Benson Ave., 215' SW
of Centerline of Benson Ct.: OF BALTIMORE COUNTY
(4804 Benson Ave.),
13th District

HENRY WRIGHT, JR., Petitioner Case No. 85-49-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 1st day of August, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Henry Wright, Jr., Atlantic Wine & Spirits, 4804 Benson Ave., Baltimore, MD 21227; and Mr. Thomas J. Hoff, Hoff, Rosenfeld & Woolfolk, Inc., 11-H Gwynns Mill Ct., Owings Mills, MD 21117.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 10, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Henry Wright, Jr.
Atlantic Wine & Spirits
4804 Benson Avenue
Baltimore, Maryland 21227

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Case No. 85-49-A (Item No. 339)
Petitioner - Henry Wright, Jr.
Variance Petition

Dear Mr. Wright:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct an addition to the rear of the existing building, this hearing is required.

If you are not aware, this property was the subject of a previous zoning hearing (Case #77-222-A) in which a side yard setback was granted. Because of the extent of your proposed addition, the Zoning Commissioner decided that the side yard setback of this structure should also be included in the current request.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Phyllis B. Commodari

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Thomas J. Hoff
Hoff, Rosenfeld & Woolfolk, Inc.
Owings Mills, Maryland 21117

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 339 (1983-1984)
Property Owner: Henry Wright, Jr.
Location: NW/S Benson Ave. 215'
SW from c/l Benson Court
Acres: 0.47 - District 13th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highway:

Benson Avenue, an existing public road, is proposed to be further improved in the future in this vicinity as a 44-foot closed section roadway on a 60-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item 339
Henry Wright, Jr.
July 13, 1984

Water and Sanitary Sewer:

Public water supply and sanitary sewerage serve this property.

Gilbert S. Benson
GILBERT S. BENSON, P.E. Asst. Chief
Bureau of Public Services

GSB:EAM:FWR:mr

KY-G-S.W.
PS-15 & 16 S.W.14
TP-S.W.-4-D
TX-101

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 6/19/84
Item # 339
Property Owner: Henry Wright, Jr.
Location: NW/S Benson Ave.
SW of Benson Court

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
*Waves 42-83-73 was granted for 21' x 49' addition.
Proposed 76' x 80' will include new improvements.
Landscaping plan is required, as per Landscaping Manual.*

Ernest A. Boler
Ernest A. Boler
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

July 3, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Henry Wright, Jr.

Location: NW/S Benson Ave. 215' SW from c/l Benson Ct.

Item No.: 339

Zoning Agenda: Meeting of 6/19/84

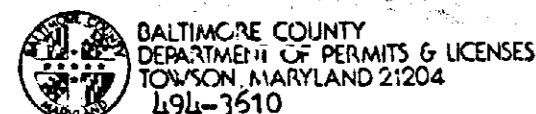
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (X) 2. A second means of vehicle access is required for the site. Does existing 301 R/W Driveway provide access to rear addition?
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Paul A. ...* 7-3-84
Planning Group
Special Inspection Division

/ab



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
410-3610

TED ZALESKI, JR.
DIRECTOR

Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Comments on Item 1339
are as follows:

Property Owner: Henry Wright, Jr.
Location: NWS Benson Avenue
Baltimore, Maryland 21204
Proposed Zoning: M.L.-IM

Variance to permit a rear yard setback of 10' in lieu of 30'
-0.47
13th

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/
Council Bill 8-82 State of Maryland Code for the Handicapped and Aged
and other applicable codes.

B. A building and other miscellaneous permits shall be required before beginning
construction.

C. Residential: Three sets of construction drawings are required to file a permit
application. Architect/Engineer seal is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6' of an adjacent lot line shall have one hour
fire resistant construction, no openings permitted within 3'-0" of lot lines. A
firewall is required if construction is on the lot line, see Table 101, line 2,
Section 107 and Table 102.

F. Requested variance conflicts with the Baltimore County Building Code,
Section 101.

G. A change of occupancy shall be applied for, along with an alteration permit
application, and three required sets of drawings indicating how the structure
will meet the Code requirements for the proposed change. Drawings may require
a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru
the services of a Registered in Maryland Architect or Engineer, certify to this
office, that, the structure for which a proposed change in use is proposed can
comply with the height/area requirements of Table 505 and the required construction
classification of Table 101.

I. Comments: Building Code sprinkler requirements for
this type use (S-1) storage begin at 12000 square feet.
THE EXISTING EXT. WALL COULD BE MADE A FIREWALL SEPARATION
UNDER A FIREWALL SEPARATION. See also section 14440

NOTE: Please consult a professional on the information provided by the drawings
submitted to the Office of Planning and Zoning and are not intended to
be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122
(Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Burnham, Chief
Plans Review

CEB:rrj
PDR 01-82

IN RE: PETITION ZONING VARIANCES
NWS of Benson Avenue, 215' SW
of the centerline of Benson
Court (4804 Benson Avenue) -
13th Election District
Henry Wright, Jr.,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-49-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a rear yard setback of ten feet instead of the required 30 feet and side yard setbacks of seven feet and 4.74 feet instead of the required 30 feet in order to construct additional warehouse space, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified. Appearing on his behalf was Thomas Hoff, a registered landscape architect. Maurice Baumgartner, the son of Loris M. Baumgartner, a neighbor, appeared to clarify the Petitioner's proposal and determined not to oppose the requested variances.

Testimony indicated that the property, zoned M.L.-I.M., is being utilized as a liquor business and had previously received side yard variances in Case No. 77-222-A. The business has an existing office and warehouse with side yard setbacks of seven feet to the northwest and 4.74 feet to the northeast. The Petitioner now proposes to add a 80' x 76' warehouse attached to the rear of the existing building and in line therewith. The new addition will be ten feet from the rear property line.

According to the Petitioner, the warehouse, which will double the available storage space, is necessary due to the competitive nature of the business. He needs to purchase supplies in bulk and hold them longer, and therefore, needs more storage area. This allows greater savings than otherwise would be achieved if supplies were not bought in such large quantity. The inability to do so would severely harm his business by greatly reducing his ability to compete.

ORDER RECEIVED FOR FILING
DATE August 22, 1984
BY [Signature]

HOFF, ROSENFELT & WOOLFOLK, INC.
11 Gwynns Mill Court
Owings Mills, MD 21117
(301) 363-6830

DESCRIPTION TO ACCOMPANY PETITION FOR REAR YARD VARIANCE

LOCATION: 4804 BENSON AVENUE
13th ELECTION DISTRICT
BALTIMORE COUNTY

DATE: FEBRUARY 28, 1984
DESCRIPTION:

Beginning for the same at a point on the northwest side of Benson Avenue, 55 feet wide, distant South 55 degrees West 215 feet, more or less, from the intersection of the northwest side of said Benson Avenue with the centerline of Benson Court, running thence binding on the northwest side of said road as shown on Baltimore County Bureau Of Land Acquisition Drawing No. RW 69-184-1;

- (1) North 55 degrees East 90 feet, thence leaving said road and running the three following courses viz:
 - (2) North 47 degrees West 238.03 feet;
 - (3) South 43 degrees West 88.6 feet and;
 - (4) South 47 degrees East 222.43 feet to the place of beginning.
- Containing 0.47 acres of land, more or less.

REFERENCE:

Deed dated September 9, 1982 from Loch Raven Realty Corporation to Henry M. Wright Jr. and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K Jr. 6435 Folio 695. Also deed Liber O.T.G. 5044 Folio 690.

NOTE:

This description has been prepared from deeds and other records and is intended for zoning purposes only.

Civil Engineers & Landscape Architects
Water Quality & Stormwater Management Specialists
Thomas J. Hoff, L.A. / Robert S. Rosenfelt, P.E. / Thomas N. Woolfolk

The Petitioner seeks relief from Section 255.1 (238.2), pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on the Petition held, and for the reasons given above, the variances requested should be granted.

ORDER RECEIVED FOR FILING
DATE August 22, 1984
BY [Signature]

- 2 -

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of August, 1984, that the Petition for Zoning Variances to permit a rear yard setback of ten feet instead of the required 30 feet and side yard setbacks of seven feet and 4.74 feet instead of the required 30 feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Case No. 77-222-A shall be amended in conformance with this decision.
3. A landscaping plan shall be submitted to and approved by the Current Planning and Development Division, Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. Henry Wright, Jr.
People's Counsel

ORDER RECEIVED FOR FILING
DATE August 22, 1984
BY [Signature]

- 3 -

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

August 2 19 84

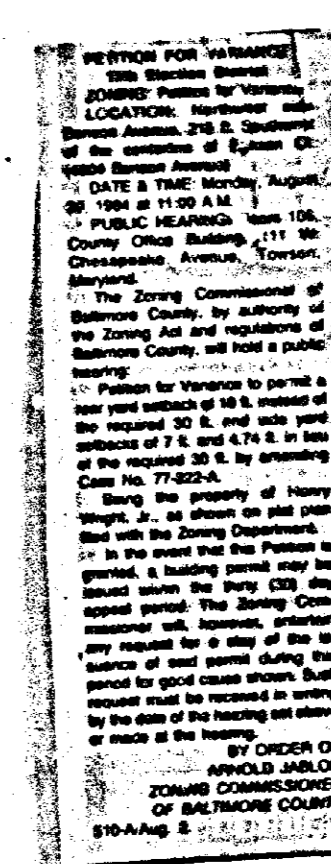
THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE
57797

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times
weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 4 day of August 19 84, that is to say,
the same was inserted in the issues of

August 2, 1984

PATUXENT PUBLISHING CORP.
By [Signature]



IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF



BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

August 15, 1984

Mr. Henry Wright, Jr.
Atlantic Vase & Spirits
4804 Benson Avenue
Baltimore, Maryland 21227

Re: Petition for Variance
NWS Benson Ave., 215' SW of c/l of
Benson Ct. (4804 Benson Avenue)
Henry Wright, Jr. - Petitioner
Case No. 85-49-A

Dear Mr. Wright:

This is to advise you that \$41.80 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 8-20-84 ACCOUNT: R-11-615-010

PAID TO: Mr. Henry Wright, Jr. \$41.80 cash

RECEIVED FROM: Henry Wright, Jr. \$41.80 cash

FOR: Adv. & Posting Case 85-49-A

043000000012014 8205A

VALIDATION OR SIGNATURE OF CASHIER

July 24, 1984

Mr. Henry Wright, Jr.
Atlantic Wine & Spirits
4804 Benson Avenue
Baltimore, Maryland 21227

NOTICE OF HEARING

Re: Petition for Variance
NW/S Benson Avenue, 215' SW of the c/l
of Benson Ct. (4804 Benson Avenue)
Henry Wright, Jr. - Petitioner
Case No. 85-49-A

TIME: 11:00 A.M.

DATE: Monday, August 20, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

cc: Thomas J. Hoff
Hoff, Rosenfelt & Woolfolk, Inc.
11-H Gwynns Mill Court
Owings Mills, Maryland 21117

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130596

DATE 6-5-84 ACCOUNT R-01-615-078

AMOUNT 100.00

RECEIVED FROM: *[Signature]*
FOR: *[Signature]* 339 Wright

044*****1000000 805JA

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: August 1, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 85-49-A

If granted it is requested that the necessary provisions be made to ensure that the landscaping can be provided in conformance with requirements set forth in the Baltimore County Landscape Manual.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-49-A

District 13th Date of Posting 8-3-84
Posted for: *[Signature]*
Petitioner: Henry Wright, Jr.
Location of property: NW/S Benson Ave. 215' SW of the c/l of Benson Ct. (4804 Benson Ave.)
Location of Signs: NW/Side of Benson Ave. approx. 150' SW of the c/l of Benson Ct. in front of 4804 Benson Ave.
Remarks:
Posted by *[Signature]* Date of return 8-10-84
Number of Signs: 1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
19th day of June, 1984.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner Henry Wright, Jr.
Petitioner's Attorney

Received by: *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 2, 1984

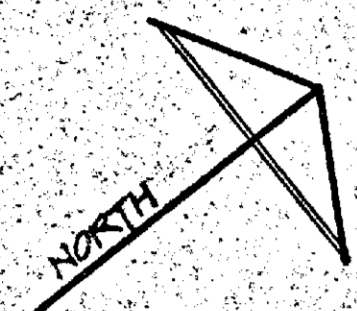
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 2, 1984.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising \$0.00

PETITION FOR VARIANCE
19th Election District
ZONING: Petition for Variance
LOCATION: Northwest side
Benson Avenue, 215 ft. South-
west of the centerline of
Benson Ct. (4804 Benson
Avenue)
DATE & TIME: Monday, Au-
gust 20, 1984 at 11:00 A.M.
PUBLIC HEARING: Room
106, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland
The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regu-
lations of Baltimore County,
will hold a public hearing on
Petition for Variance to per-
mit a rear yard setback of 10
ft. instead of the required 40
ft. and side yard setback of
10 ft. and 4 ft. in lieu of the
required 30 ft. by amending
Case No. 77-228-A.
In the event that this Peti-
tion is granted, a building
permit may be issued within
the thirty (30) day appeal pe-
riod. The Zoning Commissioner
will, however, entertain any
request for a stay of the im-
position of said permit during this
period for good cause shown.
Such request must be received
in writing by the date of the
hearing set above or made at
the hearing.
BY Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
AUG 3 1984



LORIS M. DAUMGARTNER
0122/062

ZONED ML-IM
USE RESIDENTIAL



4' HIGH COMPACT
EVERGREEN SCREEN
PLANTING

PROPOSED
PAVING

EXIST. 30' R/W
(PRIVATE)

PROPOSED
PAVING

POINT OF BEGINNING

N 55° E 215'± TO E. OF DENSON CT.

EX. 6'± S. (SEE EXIST. DWLG. # 70-0070)

EX. 12'± W. (SEE EXIST. DWLG. # 41-401)

DENSON

AVENUE

ZONED ML-IM
USE COMMERCIAL

PAUL G. FISCHER
6122/014

ZONED ML-IM
USE RESTAURANT/TAVERN

PROPOSED REAR
SETBACK = 10'

EXIST. RESTAURANT/TAVERN

PROPOSED
ADDITION
6000±
WAREHOUSE ONLY
NO OFFICE SPACE

EXIST. WAREHOUSE
(10663±)

EXIST. OFFICE
(1127.9±)

EXIST. 4
SPACES

EXIST. 40' R/W
(SEE NOTED)

EXIST. 40' R/W
(SEE NOTED)

EXIST. 40' R/W
(SEE NOTED)

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EXIST. 40' R/W
(SEE NOTED)

PAUL G. FISCHER
6122/014

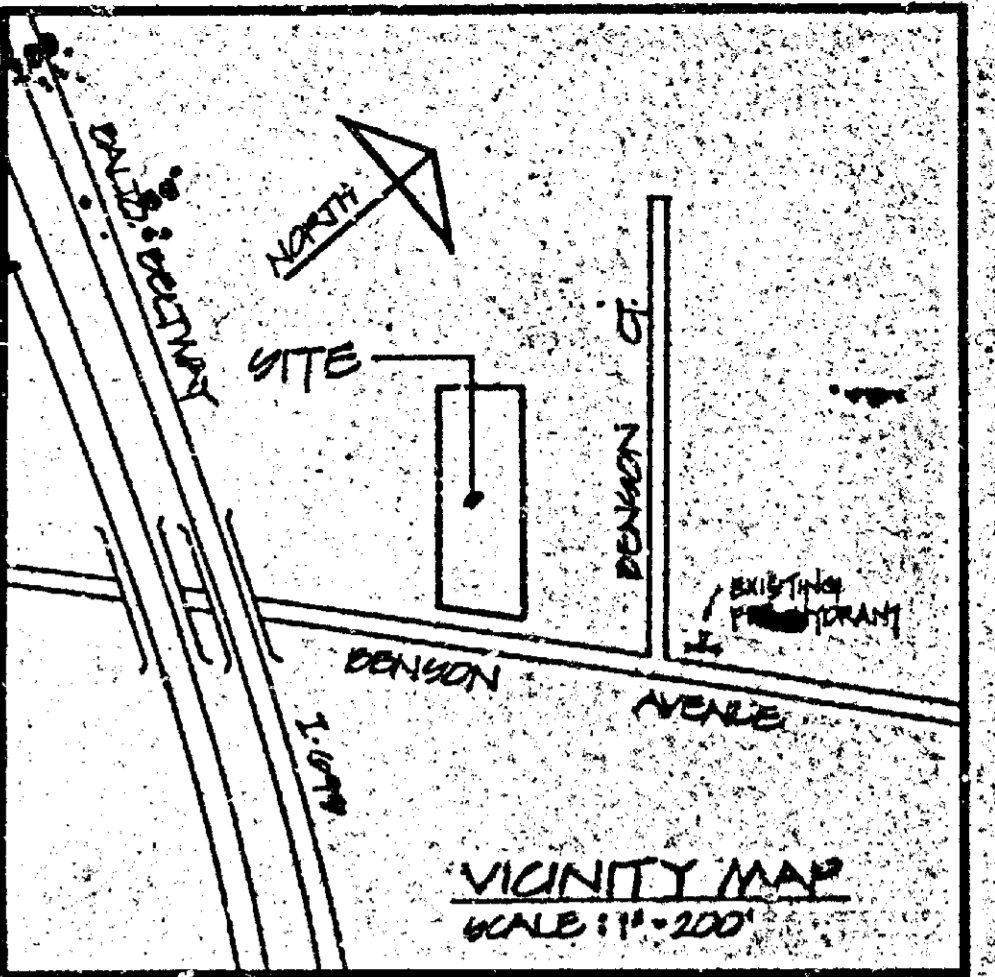
ZONED
ML-IM
USE RESTAURANT/TAVERN

SITE DATA:

GROSS ACREAGE	0.922 AC.±
NET	0.47
EXISTING ZONING	ML-IM
EXIST. OFFICE SPACE	1127.9 ±
EXIST. WAREHOUSE SPACE	10663 ±
PROP. WAREHOUSE SPACE	6000 ±
PARKING REQUIRED	
OFFICE (1/800 ±)	9.76 SPACES
WAREHOUSE	
TOTAL REQUIRED	9.76
EXIST. PARKING	4
PROPOSED PARKING	6
(INCLUDES ONE HANDICAP SPACE)	
* MAXIMUM NUMBER OF EMPLOYEES ON LARGEST SHIFT IN WAREHOUSE = 5	

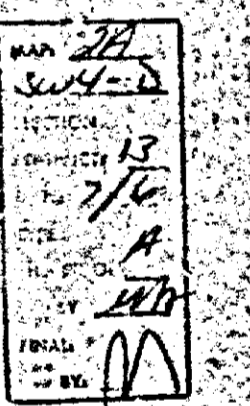
EXIST. DWLG.

EXISTING FIRE HYDRANT
AT INTERSECTION OF
DENSON AVE. & DENSON CT.



GENERAL NOTES:
1. VARIANCE GRANTED N° 77-222 A,
MAY 10, 1977.
2. WAIVER FOR CURB, GUTTER & SIDEWALK
GRANTED NOVEMBER 22, 1983.

**PETITIONER'S
EXHIBIT**



PLAT TO ACCOMPANY PETITION FOR ZONING
VARIANCE FROM SECTION 293.1 (300.2) TO
PERMIT A REAR YARD SETBACK OF 10 FEET
INSTEAD OF THE REQUIRED 30 FEET

ATLANTIC WINE & SPIRITS
1804 DENSON AVENUE
103 ELECTION DISTRICT BALTIMORE CO., MD
SCALE: 1" = 20'
DATE: FEB. 20, 1984

OWNER:
HENRY WRIGHT, JR.
% ATLANTIC WINE & SPIRITS
1804 DENSON AVENUE
BALTIMORE, MARYLAND 21221
DEED REFERENCE: 6450/615

1539
SHEET 1 OF 1

**HOFF, ROSENFELT &
WOOLFOLK, INC.**
Civil Engineers & Landscape Architects
11 E. York Mill Court
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